

STAFF REPORT
November 24, 2004

No. 04PL157 - Layout Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Jeffrey L. Glanzer
REQUEST	No. 04PL157 - Layout Plat
EXISTING LEGAL DESCRIPTION	S1/2 of Government Lot 3, located in S1/2 NW1/4 SW1/4 of Section 7, T1N, R9E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1A and Lot 1B, Section 7, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 19.6 acres
LOCATION	23070 Radar Hill Road
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Limited Agriculture District (County)
East:	General Agriculture District
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	10/8/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

1. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are proposed, then an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval;

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4. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality shall be submitted for review and approval;
5. Upon submittal of a Preliminary Plat application, road construction plans for Radar Hill Road shall be submitted for review and approval. In particular, the road construction plans shall show Radar Hill Road constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to provide the dedication of 17 additional feet of right-of-way along the subject the property as it abuts Radar Hill Road;
6. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a shared approach between the two lots or Lot 1B shall be reconfigured as a flagpole lot in order to share the existing approach to Lot 1A;
7. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Engineering Division;
8. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
9. Upon submittal of the Preliminary Plat application, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained;
10. Upon submittal of a Preliminary Plat application, a site plan showing the location of the existing residence and the on-site water and wastewater system shall be submitted for review and approval;
11. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide a subdivision name;
12. Prior to submittal of a Final Plat application, the plat document shall be revised to provide a ten foot wide planting screen easement along Radar Hill Road or a Variance to the Subdivision Regulations shall be obtained; and,
13. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide the subject property into two lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Radar Hill Road as it abuts the subject property. (See companion item #04SV064.)

The property is located approximately one-quarter mile north of the Long View Road and Radar Hill Road intersection on the east side of Radar Hill Road. Currently, a single family residence is located on proposed Lot 1A.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal

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process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

Staff Review:

Staff has reviewed the Layout Plat and has noted the following considerations:

Lot Size: The property is zoned Limited Agriculture District by Pennington County. The Limited Agriculture District requires a minimum lot size of ten acres. The Layout Plat identifies a 12 acre lot and an 8.8 acre lot. However, on November 2, 2004 the Pennington County Zoning Board of Adjustment granted a Variance to the required ten acre lot size to allow the 8.8 acre lot.

Radar Hill Road: Radar Hill Road is located along the west lot line of the subject property. The road is classified as a principal arterial street requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Radar Hill Road is located in a 66 foot wide right-of-way with an approximate 22 foot wide paved surface. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to provide an additional 17 feet of right-of-way along the subject property as it abuts Radar Hill Road.

Approach Location(s): The Layout Plat identifies an existing approach to serve as access to Lot 1A and a second proposed approach to serve as access to Lot 1B. The Pennington County Highway Department has indicated that the plat document must be revised to provide one approach to both lots. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show a shared approach between the two lots or Lot 1B must be reconfigured as a flagpole lot in order to share the existing approach to Lot 1A.

Sewer: Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision

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Regulations shall be obtained. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Drainage: As part of the Preliminary Plat application, a drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must be revised to provide drainage easements as needed. Staff is recommending that upon submittal of a Preliminary Plat application, a drainage and grading plan, as well as an erosion and sediment control plan, be submitted for review and approval and the plat document be revised to provide drainage easements as identified.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s) or a Variance to the Subdivision Regulations must be obtained waiving the requirement to install a central water system. In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that construction plans be submitted for review and approval as identified upon Preliminary Plat submittal.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.